



Bedrooms:4

Bathrooms:2

Garages:2

## Lifestyle Living On The City Fringe

**2 Byron Place, Whalers Gate, New Plymouth**

**Price: SOLD**

Welcome to 2 Byron Place, a property that has so much to offer! This thoughtfully designed single-level brick home offers an abundance of living spaces including a large formal lounge and dining. The open plan kitchen extends to a further dining and family room which all seamlessly allow for seamless indoor-outdoor living. Four bedrooms, the master with an ensuite and walk in wardrobe, a large family bathroom, separate toilet and laundry. The spacious double garage grants seamless internal access to the house, enhancing its convenience. This home truly is a perfect fit for a bustling family life. For nature enthusiasts, the property has beautifully maintained flower gardens, a flourishing vegetable patch, and a huge array of trees including fruit and native that attract the local birdlife,

creating a harmonious blend of nature and comfort. While sitting on the patio, you can enjoy the sight and sound of birds revelling in the trees. There is also a good-sized lawn for children and pets alike.

An additional advantage of this property is that a resource consent has been granted for subdivision, indicating potential for future development or expansion, or enjoy the property as it is. A massive shed measuring 16 metres by 11 metres significantly enhances the property, offering ample room to accommodate both a camper and a boat. This addition adds versatility to the existing section, making the property an attractive option for individuals seeking a home office, pursuing hobbies, or fulfilling storage requirements.

Conveniently located in a prime spot, this property is close to a range of amenities. Within a short distance, you'll find the Countdown Supermarket for your grocery needs, the charming Backyard Cafe, a petrol station for added convenience, and schools to cater to your family's educational requirements.

Viewings are strictly by appointment. Call today to book your viewing time.

**Ref: NP02545**

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